160.0	0003	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,400 /	758,400
					USE VALUE:	758,400 /	758,400
					ASSESSED:	758,400 /	758,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
118		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WASCO WILMA M	
Owner 2:		
Owner 3:		
Street 1:	118 CLAREMONT AVENUE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WOODBURY ERIC G -
Owner 2:	WASCO WILMA M -
Street 1:	118 CLAREMONT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,250 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 2117 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11250.000	228,200		530,200	758,400
Total Card	0.258	228,200		530,200	758,400
Total Parcel	0.258	228,200		530,200	758,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.25 | /Parcel: 358.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106851

GIS Ref

GIS Ref

Insp Date 10/12/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0003-0013.0

!12527!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,100	0	11,250.	530,300	758,400	758,400	Year End Roll	12/18/2019
2019	101	FV	200,900	0	11,250.	530,300	731,200	731,200	Year End Roll	1/3/2019
2018	101	FV	200,900	0	11,250.	469,700	670,600	670,600	Year End Roll	12/20/2017
2017	101	FV	200,900	0	11,250.	393,900	594,800	594,800	Year End Roll	1/3/2017
2016	101	FV	186,600	0	11,250.	393,900	580,500	580,500	Year End	1/4/2016
2015	101	FV	185,600	0	11,250.	340,900	526,500	526,500	Year End Roll	12/11/2014
2014	101	FV	185,600	0	11,250.	329,500	515,100	515,100	Year End Roll	12/16/2013
2013	101	FV	185,600	0	11,250.	313,600	499,200	499,200		12/13/2012

PRINT

Date	Time
12/11/20	02:36:36

LAST REV

Date	Time
11/04/16	13:58:09

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12527

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODBURY ERIC G	54345-366		2/26/2010	Convenience	1	No	No		
ROBERTS JOSEPH	52031-449		12/31/2008		495,000	No	No		
THOREN GLENN	25181-260		2/15/1995		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	106851
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/16/2014	1767		28,200					
5/17/2010	451	Manual	15,000					EXTEND PORCH / NEW
8/3/1995	460		2,000					WDK 12X16

ACTIVITY INFORMATION

Date	Result	By	Name
10/12/2016	Permit Visit	DGM	D Mann
10/12/2016	Meas/Inspect	DGM	D Mann
12/19/2008	Meas/Inspect	336	PATRIOT
12/3/1999	Meas/Inspect	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA: 0.25826 | Total SF/SM: 11250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 530,247 | Spl Credit | Total: 530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	310035
Depreciation:	81849
Depreciated Total:	228186

COMMENTS

OF=BMT SINK, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5			BRs: 3				Baths: 1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

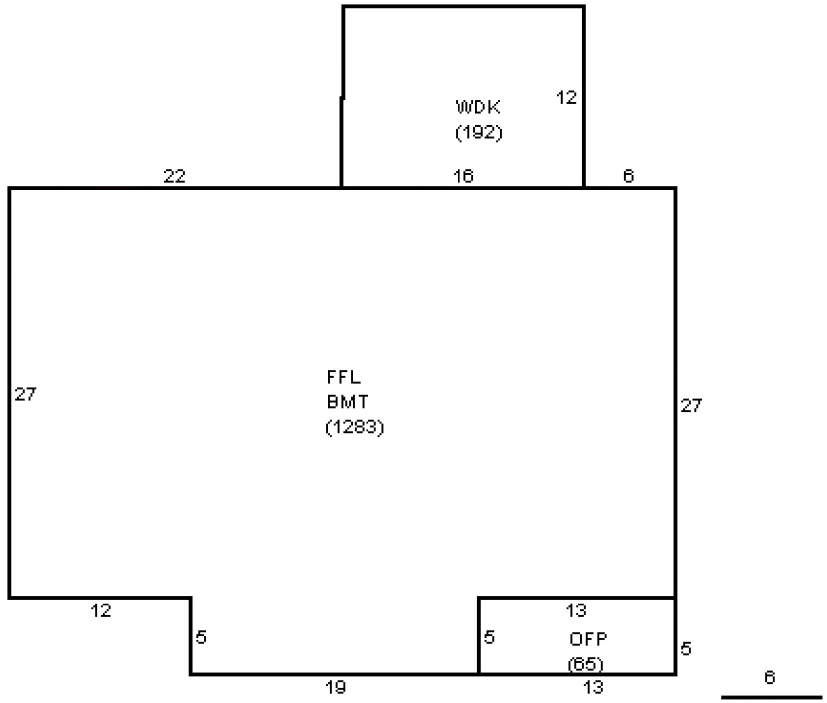
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	80.84
Final Total:	228200	Val/Su SzAd	177.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,283	55.280	70,922
FFL	First Floor	1,283	129.530	166,190
WDK	Deck	192	11.320	2,174
OFP	Open Porch	65	42.300	2,750
	Net Sketched Area:	2,823	Total:	242,036
Size Ad	1283	Gross Are	2823	FinArea 2117

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: